



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE:

PJ-1

September 18, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VASQUEZ ROCKS NATURAL AREA INTERPRETIVE CENTER
APPROVE TOTAL PROJECT BUDGET
AWARD AGREEMENT
SPECS. 5469; C.P. 77092
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Approve the total project budget of \$3,158,799 for the Vasquez Rocks Natural Area Interpretive Center detailed in Enclosure A.
2. Award and authorize the Director of Public Works to execute an agreement with Randall Stout Architects, Inc., to provide design and consultant services for the Vasquez Rocks Natural Area Interpretive Center Project, including interpretive displays, for a not to exceed fee of \$297,564, funded by Safe Neighborhood Parks Proposition of 1996; and establish the effective contract date following receipt of insurance certificate filed by the consultant.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the design of the Vasquez Rocks Natural Area Interpretive Center Project to proceed.

Vasquez Rocks Natural Area is an approximately 750-acre, open-space park located at 10560 West Escondido Canyon Road in the unincorporated area of Agua Dulce. It is bounded on the south by the Antelope Valley Freeway, on the north by Escondido Canyon Road, and on the east and west by low-density residential developments and undeveloped land.

The proposed project consists of constructing an approximately 2,700-square-foot, one-story interpretive center, including a multipurpose room to house interpretive displays, a classroom, staff office, restrooms, and parking lot. This center will provide educational and recreational opportunities designed to enhance the park users' understanding and appreciation of this natural resource.

Implementation of Strategic Plan Goals

These actions are consistent with the County's Strategic Plan Goal of Children and Families' Well-Being as the proposed interpretive center will provide enhanced recreational and educational opportunities. These actions also support the Goal of Fiscal Responsibility as the project is an investment in public infrastructure.

FISCAL IMPACT/FINANCING

The recommended agreement with Randall Stout Architects, Inc., is for a not to exceed fee of \$297,564. Sufficient appropriation and revenue for the recommended agreement is available in the Fiscal Year 2003-04 Capital Projects Budget (C.P. 77092).

The total project cost, including plans and specifications, plan check, construction, equipment, interpretive displays, consultant services, miscellaneous expenditures, at-risk youth activities, and County services, is currently estimated at \$3,158,799. The Project Schedule and Budget Summary are included in Enclosure A.

The proposed project will be funded from the 1996 Safe Neighborhood Parks Proposition Specified Funds (\$1,200,000); remaining project funds at Vasquez Rocks, funded from a 1986 State Bond Grant Program (\$108,799); and the State Proposition 12 Roberti-Z'berg-Harris Urban Open Space and Recreation Grant Program under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 (\$1,850,000), which is contingent upon execution of a grant agreement with the State.

The Chief Administrative Office, Parks and Recreation, and Public Works will return to your Board prior to awarding a construction contract to incorporate the \$1,850,000 in State Bond Proposition 12 funds that are required to fully fund this project, following execution of the grant agreement.

Operating Budget Impact

Based on current salary and employee benefit rates and the current project scope, Parks and Recreation estimates one-time start-up costs of \$53,680, including \$31,001 for fixed assets and \$22,679 in services and supplies to furnish and equip the new nature center. Ongoing operating costs are currently estimated at \$224,564 for recreation and maintenance staff salaries, utilities, maintenance, and administrative supplies. Based upon the current project schedule, the costs would be incurred beginning in Fiscal Year 2005-06. Parks and Recreation will refine both the one-time and ongoing operating costs upon completion of the design, when more specific information about the facility will be available. The Chief Administrative Office will review the cost estimates and will work with Parks and Recreation to determine the appropriate operating requirements and available funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Randall Stout is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

Randall Stout is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Services Program), and is aware of the Safely Surrendered Baby Law.

ENVIRONMENTAL DOCUMENTATION

Awarding this agreement will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

On March 8, 2000, Public Works issued a Request for Proposals to eight firms recommended by the AEB to provide programming, design, and consultant services for the project. A total of four firms submitted proposals. The proposals were evaluated based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender.

In July 2000, the project was placed on hold until additional funding was available. Upon approval by the Fifth District to allocate funds from its allocation of Proposition 12 Funds in July 2003, Public Works began negotiations with the selected firm, Randall Stout, to provide design and consultant services.

On February 3, 1998, your Board requested that contract opportunities be listed on the "Doing Business with Us" website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. The AEB evaluation process was established by your Board to ensure firms are selected on an equitable and impartial basis to provide the recommended design and consultant services. Public Works uses the "Doing Business with Us" website to offer general consultant opportunities, and the AEB supplements its business listing of architecture firms from website information.

Randall Stout has agreed to provide the design and consultant services, including design, fabrication, and installation of the interpretive displays, as well as construction administration, for a not to exceed fee of \$297,564. The construction administration services and installation of the interpretive displays will be authorized only after your Board approves the appropriate environmental document and award of a construction contract. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Randall Stout's current fee schedule, Community Business Enterprise participation data, and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The design phase of this project will not impact the use of the park. The construction phase of this project, currently estimated to begin the winter of 2005, will have no impact on current services since the new nature center will be constructed on a portion of the Natural Area that is not currently used for public purposes.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Parks and Recreation, and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

TIM GALLAGHER
Director of Parks and Recreation

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Enc.

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)

September 18, 2003

ENCLOSURE A

**VASQUEZ ROCKS NATURAL AREA INTERPRETIVE CENTER
APPROVE TOTAL PROJECT BUDGET
AWARD AGREEMENT
SPECS. 5469; C.P. 77092**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Award Design Contract	09/30/03
Execute Contract	10/14/03
Enhanced Schematic Design	12/31/03
Construction Documents	04/17/04
Jurisdictional Approval	07/22/04
Construction Award	11/30/04
Construction Start	01/12/05
Substantial Completion	10/10/05
Final Acceptance	01/09/06

II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Plans and Specifications	
Basic Design Services	\$ 146,364
Additional Consultant Services	51,200
Total Plans and Specifications	\$ 197,564
Plan Check and Jurisdictional Review	\$ 37,484
Construction	
Construction Contract	\$ 1,785,454
Change Order Contingency	178,546
Unforeseen Site Conditions	50,000
Total Construction	\$ 2,014,000
Equipment	\$ 50,000
Interpretive Displays	\$ 100,000
Other Consultant Services	\$ 212,133
Miscellaneous Expenditures	\$ 8,000
County Services	\$ 539,618
TOTAL	\$ 3,158,799